

**FOR SALE**



**Tamworth Road, Kingsbury**

**3 Bedrooms, 0 Bathroom, Semi-Detached House**

**Asking Price Of £225,000**

  
**MARTIN&CO**



Martin & Co are pleased to present this fantastic opportunity on the Tamworth Road. In need of modernising, this spacious 3 bed semi-detached home is now available. Set back from the main road, with off road parking, large rear garden, garage, utility room, guest WC, breakfast/sun room and spacious bedrooms

Gas Central heating and UPVC double glazing

Council Tax - Band C

KEY FACTS FOR BUYERS - SEE REPORT BELOW

To the front this property enjoys a garden area and driveway, which leads to the porch and the the garage

PORCH

HALLWAY

LIVING ROOM 22' 4" x 11' 5" (6.81m x 3.48m) Large living room with bay windows to front and doors to rear which lead to the breakfast area/sunroom

KITCHEN 13' 10" x 5' 9" (4.22m x 1.75m) An extended room which offers counters on two sides, splash back tiling, UPVC door to side utility room and opening to;

BREAKFAST BAR/SUN ROOM 10' 2" x 5' 4" (3.1m x 1.63m) An extension to this home which offers large double glazed window overlooking the rear garden

- KINGSBURY
- GARAGE
- OFF ROAD PARKING
- LARGE REAR GARDEN
- GUEST WC
- UTILITY ROOM
- EXTENDED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Large garden to the rear with brick outhouse to the base. fenced in and fence to the bottom, with Chstnut Close to other side

MASTER BEDROOM 11' 5" x 11' 2" (3.48m x 3.4m)  
Double bedroom to front with bay window

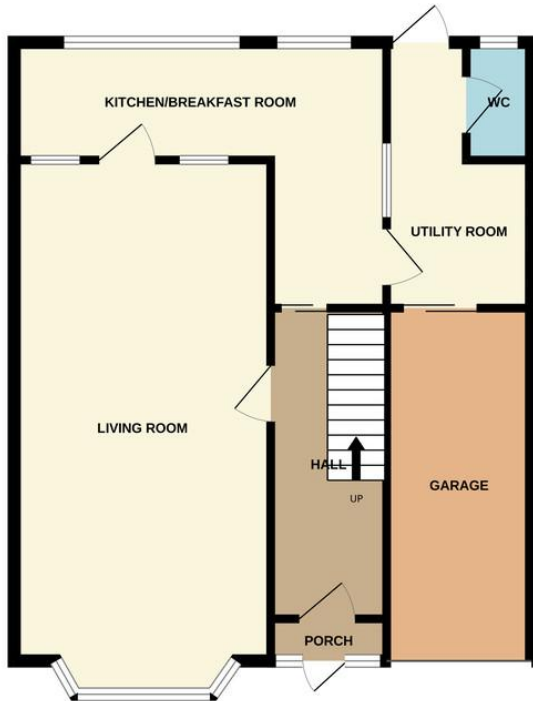
BEDROOM 10' 8" x 9' 11" (3.25m x 3.02m) Double  
bedroom to the rear, with UPVC double glazed window

BEDROOM 7' 9" x 5' 11" (2.36m x 1.8m) Bedroom to  
the front with sliding door

SHOWER ROOM 6' 6" x 5' 7" (1.98m x 1.7m) Shower  
room to rear with obscured UPVC double glazed  
window and built in airing cupboard



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Martin & Co Tamworth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.